







**DOWNSIZE IN STYLE:** Paul Pearl of Exxel Properties suggests these custom-built homes, priced at \$1.2 million, would be perfect for empty-nesters looking to move out of Rosedale or Bridle Path.

## Oriole Rd. semi-detached homes feature full lots, mature trees

Luxury houses offer 3,500 square feet of living space

BY ELVIRA CORDILEONE  
REAL ESTATE REPORTER

Exxel's newest dwellings have elevators, but they're not condominiums. They've got a front and back yard, but they're not detached houses. They're in the heart of the city, just off Yonge and St. Clair, but they're not townhouses.

They are two custom-designed semis, on 41A and 41B Oriole Rd., each on a 25-foot wide by 135-foot deep lot, built where an old-fashioned duplex once stood. Each has three main bedrooms, with a fourth in the finished basement.

One house is wider and built on two levels while the other is narrower but has three storeys. Including the basement, both have 3,500 square feet of living space.

"A big feature is a full, private back yard with mature trees," said Paul Pearl of Exxel Properties.

"Each has 12 French doors, a bank on the two main floors at the back of the houses and three gas fireplaces."

The finishes are in the luxury class, including full wiring for Internet access, high ceilings on all floors, leaded windows, oak staircases and a gourmet kitchen with upgraded features, Pearl said.

There is a one-car garage tucked into the front of the house with an interlocking brick driveway leading to it.

Pearl said Exxel went to a lot of trouble to ensure the houses blend with the existing neighbourhood, a

mix of single-family houses and duplexes — some built in the 1910s and 1920s.

He said imported modular red brick was used and the pre-cast was acid washed to contribute to the "old-world" feel.

The exterior of the houses is almost completed, and Pearl said the interiors would be finished in April. The houses are priced at \$1.2 million.

Pearl said the houses are likely to appeal to someone who is not ready for a condo but wants to downscale, perhaps people selling \$2 million or \$3 million properties in Rosedale or the Bridle Path.

"These houses would provide all the luxuries they're used to and a place for the grandchildren to play in the back yard," said Pearl.

For more information, call 416-736-6717.





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